



## 26 RIVERDALE, ANNAHILT, HILLSBOROUGH

- A Most Impressive And Well Presented Detached Property Occupying A Prime Setting Within This Popular Location Convenient To Hillsborough And Lisburn
- Spacious Lounge With Pine And Cast Iron Fireplace And Oak Floor
- Dining Room With Oak Floor
- Family Room With Oak Floor
- Spacious And Luxury Fitted Kitchen/Dining Area With Range Of Integrated Appliances And Patio Doors
- Four Good Sized Bedrooms (One With Spacious Shower Room En Suite)
- Bathroom With Chrome Finish Heated Towel Rail

**PRICE: OFFERS IN THE REGION OF £319,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E53**

**REF:DL190925HG**



- Spacious Brick Set Parking Area To Front
- Spacious Patio And Timber Deck Area To Rear With Private Rural Aspects
- Oil Fired Central Heating System And PVC Double Glazing
- An excellent opportunity to acquire one of these popular detached family homes, we strongly recommend early viewing.

## ACCOMMODATION:

Measurements are approximate

## OPEN ENTRANCE PORCH

**ENTRANCE HALL:** Oak floor. PVC triple glazed entrance door. Recessed spotlights. Open tread staircase with oak ballustrade.

## LOUNGE: 4.35m (14'3") x 4.48m (14'8")

Measurement taken into large bay window. Pine and cast iron fireplace and polished granite hearth. Oak floor. Glazed double doors leading to dining room.

## DINING ROOM: 3.62m (11'11") x 2.83m (9'3")

Oak floor.

## FAMILY ROOM: 4.99m (16'4") x 3.10m (10'2")

Oak floor. Built in cupboard with oil fired boiler.

## SPACIOUS AND LUXURY KITCHEN / DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:

### 6.92m (22'8") x 3.62m (11'11")

Excellent range of high and low level units. Wood strip worktops with Franke bowl and a half single drainer sink unit. Swan neck mixer tap. Island unit with granite worktop and gas hob. Bosch integrated double oven. Glazed cabinets with lights. Bosch integrated dishwasher. Ceramic tiled floor. Recessed spotlights.



## FIRST FLOOR:

### BEDROOM (1):

**4.00m (13'1") x 3.35m (11'0")**

Measurement to include range of built in robes. Panoramic views over open countryside.



### SPACIOUS SHOWER ROOM ENSUITE:

Quadrant shower cubicle. Redring electric shower. Vanity unit with wash hand basin and mixer tap. Close couple low flush wc. Tiled walls and tiled floor. Adjoining store with light.

### BEDROOM (2): 3.63m (11'11") x 3.78m (12'5")

Laminated timber floor. Panoramic views over fields to rear.



### BEDROOM (3): 4.08m (13'5") x 2.98m (9'9")

### BEDROOM (4): 3.36m (11'0") x 3.06m (10'0")

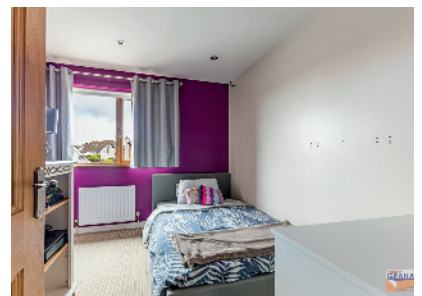
Measurement taken to widest points. Recessed spotlights.

**BATHROOM:** Free standing bath tub. Centre mount mixer tap with shower attachment. Pedestal wash hand basin. Mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Recessed spotlights. Tiled walls and tiled floor. Separate hotpress.



**OUTSIDE:** Spacious brickset parking area to front. Brickset patio and timber deck area to rear with private aspects over fields. PVC oil storage tank.

**TENURE:** We have been advised the tenure for this property is leasehold and the annual ground rent is £55, we recommend the purchaser and their solicitor verify the details.



**RATES PAYABLE:** For period April 2025 to March 2026 £1,592.15

**DIRECTIONS:** From Annahilt proceed along Magheraconluce Road and turn left into Riverdale, number 26 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



## 26 Riverdale, Annahilt

Approximate Gross Internal Area = 159.9 sq m / 1721 sq ft

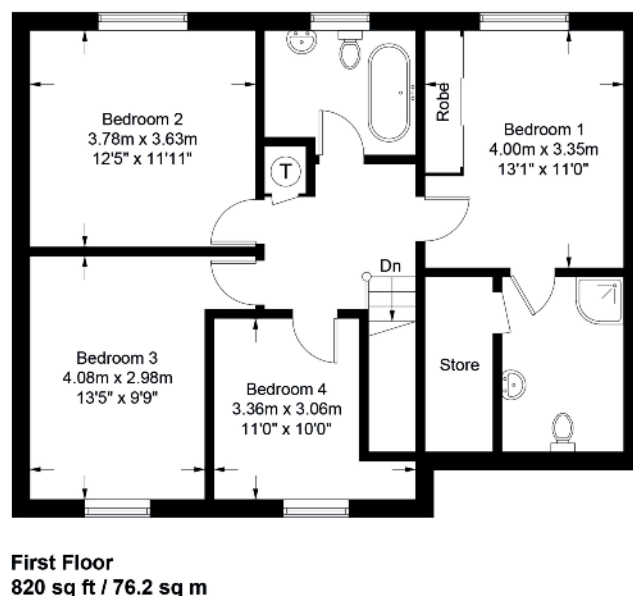
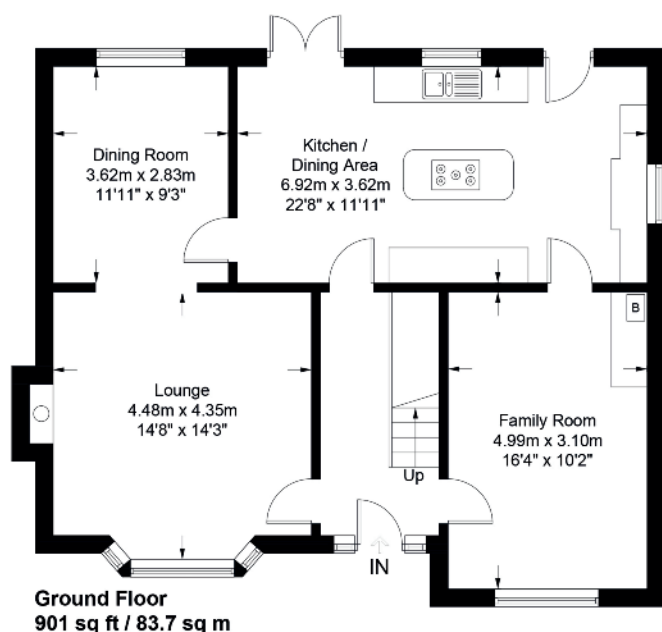


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1240574)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	53 E	
21-38	F		
1-20	G		

## VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

**www.hgraham.co.uk**

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.